



**Van Asselt Community Center
PAT Meeting # 7
October 19, 2004
Meeting Notes**

PAT Members Present: Joy Moro; Richard Enstadt; Don Williams; Kenneth Yu; Mark Manuel; Ed Rose.

Guests present: Ron Wright and Jorge Barrero, project architects; Aaron Power, project artist; Marcia Iwasaki, City of Seattle Office of Arts & Cultural Affairs.

Staff Present: Dan Johnson, Parks Project Manager; Karen Lynch, Parks Public Relations Specialist; Cheryl Fraser, Parks Southeast Sector Manager; Clint Hooper, Center Coordinator.

6:00 p.m. Welcome and Sign-In.

6:05 p.m. Dan explained about escalating construction costs in the region and how they affect projects here in Seattle as well, including costs for Van Asselt Community Center (VACC). Cheryl mentioned two examples: Northgate, with bids \$2M over, and Atlantic City Boat Ramp, estimated at \$905,000 with low bid of \$1.5M.

6:05 – 7:05 p.m. Architect Update: Ron Wright contacted Turner Construction to get a “real” estimate from them based on the earlier schematic design which incorporated more space and elements than the design plan required. Turner estimated a real building cost of \$3.5M, vs. the project budget of \$2.449M (without tax). This discussion was a preamble to a review within the PAT regarding “down-sizing” the building somewhat. It was necessary to go back and review the design plan with the intent of honoring the intent of the Levy language associated with this expansion project, and to follow the design plan.

Ron asked Turner Construction to factor in “escalation” costs; added an additional 3% to cover real (increasing) overhead.

The new building will be about 3,000 square feet smaller than hoped. It is important to keep in mind that the Levy Language calls for a 6,000 square foot addition. The design team has exceeded the intent of the levy and is presenting a 6,628 square foot addition. Tough choices and trade-offs have been incorporated in the current revised design. Ron reminded the group that everything will look and seem brand new, even the gym, with the “old and new” tying together seamlessly. Ron priced the new building in both wood and steel (framing) -- those costs came out so close that no change was made.

The PAT reviewed a revised square foot summary and a new (revised) design. A new figure to focus on is \$2.02/sq.ft.

- Bleachers will not be added to the existing gym due to extraordinary cost (due to existing concrete decks requiring shortening and support).
- Restrooms will be in same location as now, but will be upgraded. We may also be able to open the wall in front of them to create an “alcove”, allowing 6 feet space for teams to stand or for spectator use. There may need to be padded columns to support the structure above.
- No showers in gym when complete; but provide the barrier-free restroom that appears and works like new. (for ADA accessibility)
- There will be a complete “re-work” of the gym floor to make it all one level, to repaint and reline the floor, to add acoustical pads in ceiling (and possibly in the walls too); the gym could then be

used for events and not reverberate or echo – more like a “regular” room. Also in the gym, there will be new lighting and a new ventilation system (not air conditioning), new double-pane windows and seismic upgrades. The bleachers were 900 sq. ft. of total space (cut out) but were disproportionately expensive.

Upstairs (main floor):

- This will be nearly the same in configuration as the earlier design, but “compressed” in space and sq. footage. Open “living room” space in the lobby will still be there. This will have a high ceiling; staff and spectators will be also able to see what’s going on in the gym below.
- The office windows will have views in several directions.
- The multi-purpose room (in revised design) is now 1486 sq. ft. (about 1/3 smaller than originally hoped), which is about three times bigger than the current community center meeting room in the existing building; new room is likely to accommodate 80-90 people. Ron will check on the occupancy code.
- After-school child care room actually increased a bit to accommodate the sq. ft. per child requirements. The estimate is that the room will work for at least 25 or possibly 30 kids. Restrooms required for kids depend on the age group(s) being served (ages 5 through 12 years is the age group at VACC). DSHS still needs to meet with Parks on this issue; also, the center needs to be able to be licensed per child care requirements.
- The upstairs restrooms will include one family changing room and barrier free shower. (Required) and, two exterior restrooms are located near these in the current design. Concerns were raised regarding the planned location of the exterior restrooms which are on the “secluded” side of building and not near the basketball courts – The group discussed whether it may be possible to move them to the exterior side of the kitchen.
- Ron said the insulation of the gym will also go on the new building’s exterior and will be a type of “rain screen” skin. There will be a panelized system; the group discussed photovoltaic (solar) panels, and how they can be integrated into the panelized exterior “skin” of the building. These save energy and reduce operational costs; the panels are also easy to replace one at a time. They come in colors, so they will provide some exterior design *and* integrate the look of the whole building. **Note:** water can run right through the panels where it runs down a membrane to the drainage system.
- The next phase is design development, where details will get worked out. For example: a question of whether it’s possible to add more windows upstairs to view games in the gym below, and the possibility of putting mechanical elements on the roof to free-up space inside.

7:10 p.m. Grant fund update

Dan talked about the Opportunity Fund letter of intent via the Friends of VACC; \$275,000 for play area was requested. (Monika could not attend this meeting.)

It’s still possible to move basketball courts, but unlikely to take place.

Also, Lowes Hardware has grant possibilities (\$10K) which the group will need to request about one month before we have a use for it.

Sonics grant: This is not yet known. (Clint is checking) Sonics have received the required information from Parks. We expect a decision at or near the end of the year.

7:20 p.m. Community Outreach update:

Dan/Karen reviewed questions and answers from a lively meeting they attended on October 11th at the Atlantic Street Center (in New Holly building) with a group of kids to get ideas/input. A successful meeting with lots of thought-provoking input from the kids! Many of their questions focused on use of spaces (programming) and finishing touches to the new building.

7:40 p.m. Update from Aaron Powers (project artist):

Aaron showed several preliminary art ideas, focusing mainly on themes of nesting (home); change, and place. From several preliminary ideas, two designs were chosen to develop and will be presented and discussed at the November 16th public meeting.

8:00 p.m. Next Steps: Ron and Jorge will bring a general budget breakdown to the next public meeting, planned for Tuesday, November 16, 2004. **We will ask each PAT member to state briefly what they feel they contributed to this process, and add other brief comments about the project.**

8:05 p.m. Adjourned.

These notes will be posted on the project web page:
http://www.cityofseattle.net/parks/Centers/current/Van_Asselt_Community_Center

Next Public Meeting

Tuesday, November 16
6:30 – 8:30 p.m.

Van Asselt Gymnasium

Review of schematic design & artist's preliminary concepts

Come early to enjoy Pizza!